	Application No.	Applicant(s)
Notice of Allowability	09/704,322	RUBEN ET AL.
	Examiner	Art Unit
	Naresh Vig	3629

-- The MAILING DATE of this communication appears on the cover sheet with the correspondence address--

All claims being allowable, PROSECUTION ON THE MERITS IS (OR REMAINS) CLOSED in this application. If not included herewith (or previously mailed), a Notice of Allowance (PTOL-85) or other appropriate communication will be mailed in due course. **THIS NOTICE OF ALLOWABILITY IS NOT A GRANT OF PATENT RIGHTS.** This application is subject to withdrawal from issue at the initiative of the Office or upon petition by the applicant. See 37 CFR 1.313 and MPEP 1308.

1. ☒ This communication is responsive to *response received 12 May 2006.*.

2. ☒ The allowed claim(s) is/are *1,3,4,6-8 and 10-29*.

3. ☐ Acknowledgment is made of a claim for foreign priority under 35 U.S.C. § 119(a)-(d) or (f).

     a)☐ All   b)☐ Some*   c)☐ None   of the:

         1. ☐ Certified copies of the priority documents have been received.

         2. ☐ Certified copies of the priority documents have been received in Application No. _____ .

         3. ☐ Copies of the certified copies of the priority documents have been received in this national stage application from the International Bureau (PCT Rule 17.2(a)).

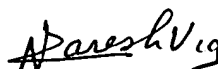   * Certified copies not received: _____ .

Applicant has THREE MONTHS FROM THE "MAILING DATE" of this communication to file a reply complying with the requirements noted below. Failure to timely comply will result in ABANDONMENT of this application.
THIS THREE-MONTH PERIOD IS NOT EXTENDABLE.

4. ☐ A SUBSTITUTE OATH OR DECLARATION must be submitted. Note the attached EXAMINER'S AMENDMENT or NOTICE OF INFORMAL PATENT APPLICATION (PTO-152) which gives reason(s) why the oath or declaration is deficient.

5. ☐ CORRECTED DRAWINGS (as "replacement sheets") must be submitted.

     (a) ☐ including changes required by the Notice of Draftsperson's Patent Drawing Review (PTO-948) attached

         1) ☐ hereto or 2) ☐ to Paper No./Mail Date _____ .

     (b) ☐ including changes required by the attached Examiner's Amendment / Comment or in the Office action of

         Paper No./Mail Date _____ .

     Identifying indicia such as the application number (see 37 CFR 1.84(c)) should be written on the drawings in the front (not the back) of each sheet. Replacement sheet(s) should be labeled as such in the header according to 37 CFR 1.121(d).

6. ☐ DEPOSIT OF and/or INFORMATION about the deposit of BIOLOGICAL MATERIAL must be submitted. Note the attached Examiner's comment regarding REQUIREMENT FOR THE DEPOSIT OF BIOLOGICAL MATERIAL.

Attachment(s)

1. ☒ Notice of References Cited (PTO-892)

2. ☐ Notice of Draftperson's Patent Drawing Review (PTO-948)

3. ☐ Information Disclosure Statements (PTO-1449 or PTO/SB/08), Paper No./Mail Date _____

4. ☐ Examiner's Comment Regarding Requirement for Deposit of Biological Material

5. ☐ Notice of Informal Patent Application (PTO-152)

6. ☒ Interview Summary (PTO-413), Paper No./Mail Date _____ .

7. ☒ Examiner's Amendment/Comment

8. ☒ Examiner's Statement of Reasons for Allowance

9. ☐ Other _____ .

Naresh Vig
Examiner
Art Unit: 3629

DETAILED ACTION

Drawings

The drawings have been approved by the examiner.

Oath/Declaration

The Declaration filed on 12 May 2006 to remove Lebedz US Patent 6,993,576 as

a reference is persuasive and accepted. Rejection for claims 1, 3, 4, 6 – 8 and 10 – 29

mailed on 13 March 2006 have been withdrawn due to Declaration.

EXAMINER'S AMENDMENT

An examiner's amendment to the record appears below. Should the changes

and/or additions be unacceptable to applicant, an amendment may be filed as provided

by 37 CFR 1.312. To ensure consideration of such an amendment, it MUST be

submitted no later than the payment of the issue fee.

Authorization for this examiner's amendment was given in a telephone interview

with Gordon D. Coplein (Reg. No. 19,165) on 26 May 2006 and 16 June 2006.

Claims 3, 4, 6 – 8 and 10 – 29 pending for examination. The amended claim will read as follows:

Claim 1:

A method of managing a real estate property comprising the steps of:

setting in a computer database lease parameters of at least one tenant entity located in the property, at least one user profile for the tenant entity and for a property manager entity related to management of the property;

establishing in said computer database at least one vendor entity and service performed by said at least one vendor entity for the property;

assigning in said computer database ~~level~~ attributes of authority of ~~the~~ a user of at least one of ~~the~~ said tenant entity and said property management entity relative to at least one requesting ~~type~~ a service for the property;

~~a~~ said user of ~~the~~ said at least one tenant entity or ~~the~~ property manager entity making a request for a service to be rendered for the property,

verifying the attribute of authority of the user requesting the service to be rendered for the property,

displaying a list of vendors from said computer database that can perform the needed service,

selecting a vendor from the list,

routing to the selected vendor the request for the service,

~~routing the request for service to one of said at least one vendor entity~~

~~established in said computer database,~~

the vendor to whom the request was routed communicating the status of

fulfillment of the request to said database,

maintaining status of fulfillment of the service request; and

~~communicating the status of the fulfillment of the service request to the user of~~

~~the entity requesting the service.~~

providing communication of the status to the entity requesting the service.

Claim 3:

The method of claim 1 further comprising setting in said database a user profile

of an owner entity related to the property, and assigning at least one attribute of

authority to said user of said owner entity.

Claim 6:

The method of claim 3 wherein in the setting step one person is set in the

database as a user in two or more of the entities.

Claim 7:

The method of claim 3 wherein in the setting step a principal user of an entity is

assigned the attribute of authority of being able to assign or change the attributes of

authority of ~~a~~ another user of the same said entity.

Claim 8:

The method of claim 7 further comprising the sep of setting in a said database a

user profile of a system administrator entity and assigning a user of the system

administrator entity the attribute of authority to change the attribute of authority of a user

of a tenant entity of the property.

Claim 12:

The method of claim 1 wherein an attribute of authority comprises a limit of

monetary expenditure in making a service request.

Claim 14:

The method of claim 13 wherein the step of maintaining the status comprises a

user of the vendor entity entering in the said computer database the status of the

fulfillment of the service request and communicating the status to the user of the entity

requesting the service.

Claim 15:

The method of claim 1 further comprising the steps of:

assigning an Internet domain name to the property; and

accessing the data in a said database over the Internet.

Claim 16:

The method of claim 23 wherein there are a plurality of properties owned by an

owner entity having lease parameters established in a said computer database.

Claim 18:

The method of claim 15 further comprising the steps of setting in a said computer

database data of an owner entity of each of the plurality of properties, data of a property

manager of each of the plurality of properties, and data as to at least one tenant entity

that occupies space in each of the plurality of properties.

Claim 19:

The method of claim 18 wherein the step of setting sets in said database a user

profile for at least one user of at least one of the owner entity, the property manager

entity, vendor entity and the tenant entity for each of the plurality of properties, and

assigning at least one attribute of authority to each said user.

Claim 26:

The method of claim 1, further comprising the step of establishing a list of

services available for the property in a said computer database and attributing work

processes and business rules to the various services of the list.

Claim 28:

The method of claim 1 wherein the vendor entity to whom the request is routed

enters the status of fulfillment of the request into a said database that is available to the

use of the entity requesting the service.

Claim 29:

The method of claim 10 wherein the vendor entity to whom the request is touted

enters the status of fulfillment of the request into a said database that is available to the

user of the entity requesting the service.

Allowable Subject Matter

The following is an examiner's statement of reasons for allowance:

Applicant's invention is method for managing at least one real estate properties

among owners, property management, tenants, and vendors associated with a single

real estate property or group of related properties. A user can be a tenant, property

owner or the tenant of the property. A property is assigned an identity, and user profiles

are established for each user. The profiles for each user include assigned attributes,

which are privileges or limits of authority granted to the user. Vendor entities are established in said computer database for each of the properties along with the service(s) which a vendor can perform for a particular property associated with the requesting user.

When a user makes a request for a service to be rendered for the property, attribute of authority of the user requesting the service to be rendered for the property is verified, a list of vendors that can perform the needed service is displayed to the user, and the request for the service is routed to the vender selected from the list.

A request is considered to be valid only if the request is within the limit of the user's authority attribute. Regardless of the source of the request, the system is able to track the fulfillment of the request.

Prior art BuildingLink teaches:

Method for managing at least one real estate properties

at least one tenant entity or property manager entity making a request for a service to be rendered for the property,

routing the request for service to one of said at least one vendor entity

maintaining status of fulfillment of the service request

communicating status to the entity requesting the service

Prior art BuildingLink does not teach:

setting in a computer database lease parameters of at least one tenant entity located in the property, at least one user profile for the tenant entity and for a property manager entity related to management of the property;

establishing in said computer database at least one vendor entity for the property and service performed by said at least one vendor entity;

assigning in said computer database attributes of authority of a user of at least one of said tenant entity and said property management entity relative to at least one requesting a service for the property;

verifying the attribute of authority of the user requesting the service to be rendered for the property;

displaying a list of vendors from said computer database that can perform the needed service,

selecting a vendor from the list;

routing to the selected vendor the request for the service;

the vendor to whom the request was routed communicating the status of fulfillment of the request to said database.

Prior art BJM Central teaches:

setting in a computer database lease parameters of at least one tenant entity located in the property, at least one user profile for the tenant entity and for a property manager entity related to management of the property;

making a request for a service to be rendered for the property.

Prior art BJM Central does not teach:

establishing in said computer database at least one vendor entity for the property and service performed by said at least one vendor entity;

assigning in said computer database attributes of authority of a user of at least one of said tenant entity and said property management entity relative to at least one requesting a service for the property;

verifying the attribute of authority of the user requesting the service to be rendered for the property;

displaying a list of vendors from said computer database that can perform the needed service,

selecting a vendor from the list;

routing to the selected vendor the request for the service;

the vendor to whom the request was routed communicating the status of fulfillment of the request to said database.

Prior art Shavit (US Patent 4,799,156) teaches:

interactive communications and processing of business transactions between a plurality of types of users within at least one industry;

establishing in said computer database at least one vendor entity for service

performed by said at least one vendor entity;

verifying the attribute of authority of the user requesting the service to be

rendered for the property

routing request for the service;

allows vendor to provide status information to users.

Prior art Shavit (US Patent 4,799,156) does not teach:

displaying a list of vendors from said computer database that can perform the

needed service,

selecting a vendor from the list;

routing to the selected vendor the request for the service;

the vendor to whom the request was routed communicating the status of

fulfillment of the request to said database.

Prior art Matsukawa (JP 09,114,882 A) teaches:

Real estate lease management support system

Routing a request

Receiving response to the inquiry

Transmitting response to the user

Checking the attributes

Prior art Matsukawa (JP 09,114,882 A) does not teach:

displaying a list of vendors from said computer database that can perform the needed service,

selecting a vendor from the list;

routing to the selected vendor the request for the service;

the vendor to whom the request was routed communicating the status of fulfillment of the request to said database

Any comments considered necessary by applicant must be submitted no later than the payment of the issue fee and, to avoid processing delays, should preferably accompany the issue fee. Such submissions should be clearly labeled "Comments on Statement of Reasons for Allowance."

Any inquiry concerning this communication or earlier communications from the examiner should be directed to Naresh Vig whose telephone number is (571) 272-6810. The examiner can normally be reached on M-F 7:30 - 6:00 (Wednesday off).

If attempts to reach the examiner by telephone are unsuccessful, the examiner's supervisor, John Weiss can be reached on (571) 272-6812. The fax phone number for the organization where this application or proceeding is assigned is 571-273-8300.

Information regarding the status of an application may be obtained from the

Patent Application Information Retrieval (PAIR) system. Status information for

published applications may be obtained from either Private PAIR or Public PAIR.

Status information for unpublished applications is available through Private PAIR only.

For more information about the PAIR system, see http://pair-direct.uspto.gov. Should

you have questions on access to the Private PAIR system, contact the Electronic

Business Center (EBC) at 866-217-9197 (toll-free). If you would like assistance from a

USPTO Customer Service Representative or access to the automated information

system, call 800-786-9199 (IN USA OR CANADA) or 571-272-1000.

Naresh Vig
Examiner
Art Unit 3629

June 16, 2006